081.0	0003	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,200 / 750,200
					USE VALUE:	750,200 / 750,200
					ASSESSED:	750,200 / 750,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
419	-421	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWEIHS ANDREW J & STACY M
Owner 2:	
Owner 3:	
Street 1:	19 DEVEREUX TERR
Street 2:	
Twn/City:	MARBLEHEAD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01945 Type:

PREVIOUS OWNER

Owner 1:	KAZANTZAS STELLA -
Owner 2:	KAZANTZAS STAVROULA -
Street 1:	419 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .136 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Aluminum Exterior and 2280 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5933.000	372,500	1,000	376,700	750,200
Total Card	0.136	372,500	1,000	376,700	750,200
Total Parcel	0.136	372,500	1,000	376,700	750,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.98 /Parcel: 328.98

Legal Description

User Acct: 50358

GIS Ref:

GIS Ref:

Insp Date: 10/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	372,500	1000	5,933.	376,700	750,200		Year end	12/23/2021
2021	104	FV	355,900	1000	5,933.	376,700	733,600		Year End Roll	12/10/2020
2020	104	FV	356,200	1000	5,933.	376,700	733,900	733,900	Year End Roll	12/18/2019
2019	104	FV	278,300	1000	5,933.	382,100	661,400	661,400	Year End Roll	1/3/2019
2018	104	FV	278,300	200	5,933.	285,200	563,700	563,700	Year End Roll	12/20/2017
2017	104	FV	261,400	200	5,933.	258,300	519,900	519,900	Year End Roll	1/3/2017
2016	104	FV	261,400	200	5,933.	247,600	509,200	509,200	Year End	1/4/2016
2015	104	FV	233,500	200	5,933.	209,900	443,600	443,600	Year End Roll	12/11/2014

!6577!

PRINT

Date	Time
12/30/21	04:08:40

LAST REV

Date	Time
10/16/18	09:32:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6577

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAZANTZAS STELL	58299-360		1/17/2012		441,500	No	No		
LIAKOS ATHENA	28014-546		8/26/1998	Family	190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/2015	578	Insulate	5,285					
7/31/2001	518	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2018	MEAS&NOTICE	CC	Chris C
4/17/2012	MLS	EMK	Ellen K
5/28/2009	Measured	189	PATRIOT
4/21/2000	Inspected	263	PATRIOT
1/12/2000	Measured	264	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5933		Sq. Ft.	Site		0	70.	0.91	5			Med. Tr	-10					376,736						376,700	

Total AC/HA: 0.13620 | Total SF/SM: 5933 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 376,736 | Spl Credit: | Total: 376,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.14065421
Const Adj.:	0.94040596
Adj $ / SQ:	193.082
Other Features:	114250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624007
Depreciation:	251475
Depreciated Total:	372532

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	3	Baths:	1	HB					

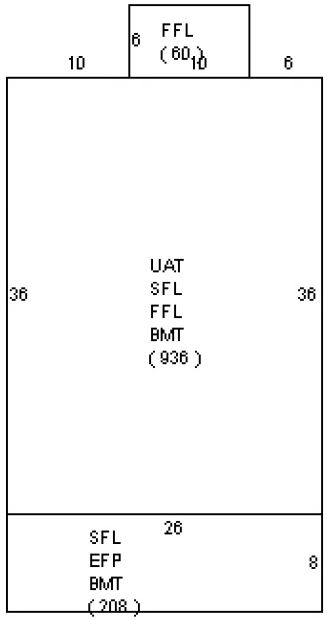
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	1	
Totals			
2	10	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	193.08
Special Features:	0	Val/Su Net:	99.97
Final Total:	372500	Val/Su SzAd	174.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,144	57.920	66,266
SFL	Second Floor	1,144	193.080	220,886
FFL	First Floor	996	193.080	192,310
UAT	Upper Attic	234	95.770	22,410
EFP	Enclos Porch	208	37.910	7,886

Net Sketched Area:	3,726			Total:	509,758
Size Ad	2140	Gross Area	4428	FinArea	2280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0003-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X22	A	AV	1998	3.32	T	16.8	104			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	
				Total:	1,000